

**COMMUNITY FEATURES**

- Built and Marketed by Lennar, a Fortune 500 Company listed on the New York Stock Exchange (LEN), one of the Nation's leading Homebuilders since 1954
- Gated Community
- Community Lake and Clubhouse with Pool
- Conveniently located close to excellent Public and Private Schools

**HOUSEWORKS<sup>SM</sup> ENERGY CONSCIOUS SOLUTIONS**

- PGT WinGuard hurricane impact glass windows with low emissivity coating and bronze frames throughout home
- Energy-efficient 50 gallon electric water heater
- Energy-efficient minimum 14-SEER Carrier air conditioning with programmable thermostat by Honeywell
- R-30 fiberglass insulation in ceiling, R-19 insulation at common walls between attic and living area, R-11 insulation at common walls between garage and living area
- Compact fluorescent light bulbs in most fixtures and all recessed can

**KITCHEN FEATURES**

- Maple kitchen cabinetry package with 42" upper cabinets
- Luxurious granite countertops with 6" backsplash in choice of designer colors
- Large island for entertaining family and friends (sized per plan)
- Stainless steel 50/50 split undermount sink
- Moen stainless steel pull-out kitchen sink faucet

**APPLIANCES**

- Whirlpool side-by-side 25 Cu. Ft. stainless steel refrigerator with integrated door ice, water dispenser and filter
- Whirlpool 30" stainless steel 4 burner electric range with convection/self-cleaning oven and warming zone
- Whirlpool 30" stainless steel over the cooktop microwave with vent
- Whirlpool 5-cycle stainless steel dishwasher
- ½ horsepower waste disposal

**LUXURY BATH FEATURES**

- Maple cabinetry in all bathrooms
- Cultured marble vanity tops with 4" backsplash and integrated sink
- 4" centerset Moen brushed nickel plumbing fixture package in all baths
- Tile flooring in choice of designer colors up to 20" with coordinating wall tile

**LUXURY BATH FEATURES (CONT.)**

- Vanity light fixtures in all baths (sizes vary per plan)
- Luxurious soaker tub in master bath

**ELECTRICAL FEATURES**

- Recessed lighting package in great room, hallways and kitchen (quantity and location per plan)
- Designer coach lights at garage (quantity and location per plan)
- Interior lighting package in foyer and dining room (quantity and location per plan)
- Ceiling fan pre-wired in bedrooms, great room and living room
- Structured wiring package includes Category 5E telephone and RG-6 cable (per plan)
- Decora rocker switches
- Weatherproof exterior GFI outlet at entry and rear patio (per plan)
- OnQ Service Center Smart panel includes 20" enclosure and 11"x8" telecom and video module
- 200 AMP minimum electrical service

**MILLWORK SPECIFICATIONS**

- Designer millwork package throughout including 5¼" Victorian baseboard and 3¼" Victorian casing
- Travertine marble window sills (color coordinated in bathrooms based on tile selection)
- 8' two panel smooth interior doors
- 8' Fiberglass hurricane impact rated front door with viewer and "frame saver" weather resistant door jambs (per plan)
- "Traditional" style white painted stair rail, spindles and posts
- Schlage Paris front entry door pitcher handle in satin nickel
- Schlage Torino interior door lever handles in satin nickel

**INTERIOR APPOINTMENTS**

- 10' first floor ceiling height, 9'-4" second floor ceiling height
- Elegant tray ceilings (per plan)
- Up to 20" tile flooring in foyer, kitchen, laundry room, living room, dining room and great room
- Knockdown finish walls and ceilings (smooth in bathrooms)
- Hi-Hide Sherwin Williams white interior paint
- Luxurious wall-to-wall carpet in all bedrooms, loft and study
- Wire free-slide vinyl coated 12" shelving in master bedroom and secondary bedroom closets
- Wire free-slide vinyl coated 12"- 16" shelving in all pantry, linen and storage closets

**EXTERIOR APPOINTMENTS**

- Exquisite exterior home elevations featuring concrete-coated sills, columns and raised bands for everlasting beauty and durability (quantity and location per plan)
- Designer brick pavers on driveway, entry walkway, covered entry and patio
- Wide-format flat or S-style roof tile in a choice of designer colors (per elevation)
- Rough sawn fascia
- Sherwin Williams "Loxon" exterior paint system for durability and moisture resistance in choice of designer-selected schemes
- Stucco soffits with continuous venting
- Designer garage doors (per plan)
- Garage door opener with two remotes (per door)
- Front and rear aluminum storm gutters and down spouts
- Upgraded landscape package includes fully sodded floratam yard and irrigation system supplied from community source
- Two garden hose bibs (located per plan)
- Decorator inspired slip-Decorator inspired slip-resistant 13 x 13 tile on balconies (per plan)

**CONSTRUCTION EXCELLENCE**

- Acoustical gypcrete sub-flooring on second floor for additional sound insulation
- Steel reinforced monolithic concrete foundation with concrete block construction and steel reinforced poured concrete columns
- Pre-fabricated roof trusses with straps and connections engineered for uplift and lateral forces
- Ten year structural warranty on major structural defects
- One year warranty on workmanship
- Manufacturers warranties for A/C, appliances and fixtures
- Smoke and carbon monoxide detectors with battery backup (located per code)